COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:	Proposed amendment to Title 22 (Planning and Zoning) to establish the Elizabeth Lake and Lake Hughes Community Standards District, which institutes development standards that are intended to maintain the low density, rural character, and significant natural resources of the Elizabeth Lake and Lake Hughes communities.
REQUEST:	Adoption of the proposed amendments to Title 22; Advance Planning Case No. 200800005.
LOCATION:	Elizabeth Lake and Lake Hughes
APPLICANT OR SOURCE:	Regional Planning Commission directive
STAFF CONTACT:	Marshall Adams at (213) 974-6476
RPC HEARING DATE:	September 17, 2008, and November 19, 2008
RPC RECOMMENDATION:	Board public hearing to consider adoption of the proposed amendment.
MEMBERS VOTING AYE:	Commissioners Bellamy, Rew, and Modugno
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	Commissioner Helsley
MEMBERS ABSTAINING:	Commissioner Valadez
KEY ISSUES:	Rapid growth in the Antelope Valley has increased development pressure on the Elizabeth Lake and Lake Hughes area; however, the two communities lack adequate road, sewer, and public water infrastructure to support new growth at urban densities. The proposed CSD aims to maintain the area's unique quality of life while allowing new development that is consistent with the existing character of the two communities.

Specific issues identified by the community and addressed by the CSD include minimum lot sizes for new subdivisions, ridgeline and hillside protection, building setbacks, fencing, and public improvements such as curbs, gutters, sidewalks, and streetlights.

MAJOR POINTS FOR: The proposed CSD provides community-specific development standards for issues where current Countywide policies do not address the needs of the Elizabeth Lake and Lake Hughes area.

MAJOR POINTS AGAINST: Some property owners felt that the imposition of such standards could unreasonably restrict building on properties near the designated ridgeline.